

A blue crosshair graphic consisting of a vertical line and a horizontal line intersecting at the center, with the intersection point shifted towards the top-left.

# **Plan** BayArea

**Regional Housing Need Allocation  
(RHNA)**

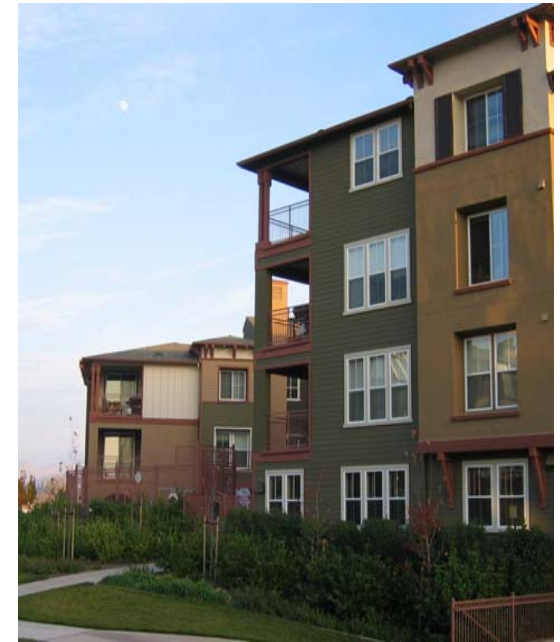
# About RHNA



- State legislation to promote increased housing supply for all income levels
- ABAG required to develop methodology for allocating housing units to each jurisdiction
- Local governments must plan and zone for 2015-2022 housing need by 2016

# What is different?

- **Recent limited housing production means jurisdictions already have significant housing capacity**
- **OneBayArea Grant will support jurisdictions**
- **Consistent with SCS**



# Proposed Conceptual Methodology

General support from 45 member  
Housing Methodology Committee

HCD Regional Housing Need

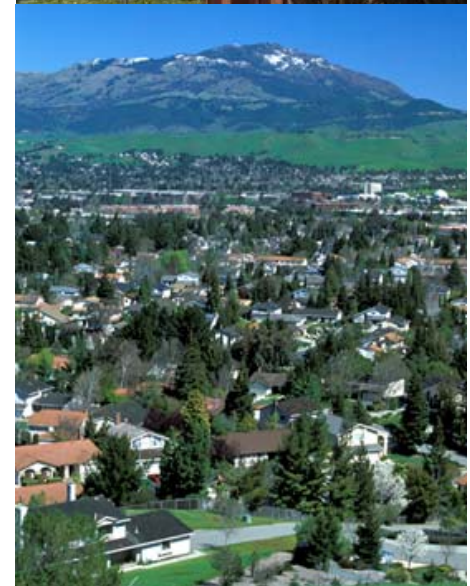
- **Sustainability Component**

70% allocated to PDAs

- **Fair Share Components**

30% allocated outside PDAs

- **Consistent with SCS**



# Sustainability Component

- **PDAs as Complete Communities** – provide a range of housing options, transit accessibility, employment opportunities, and amenities



**Regional  
center**

**Suburban  
center**



**Rural town  
center**

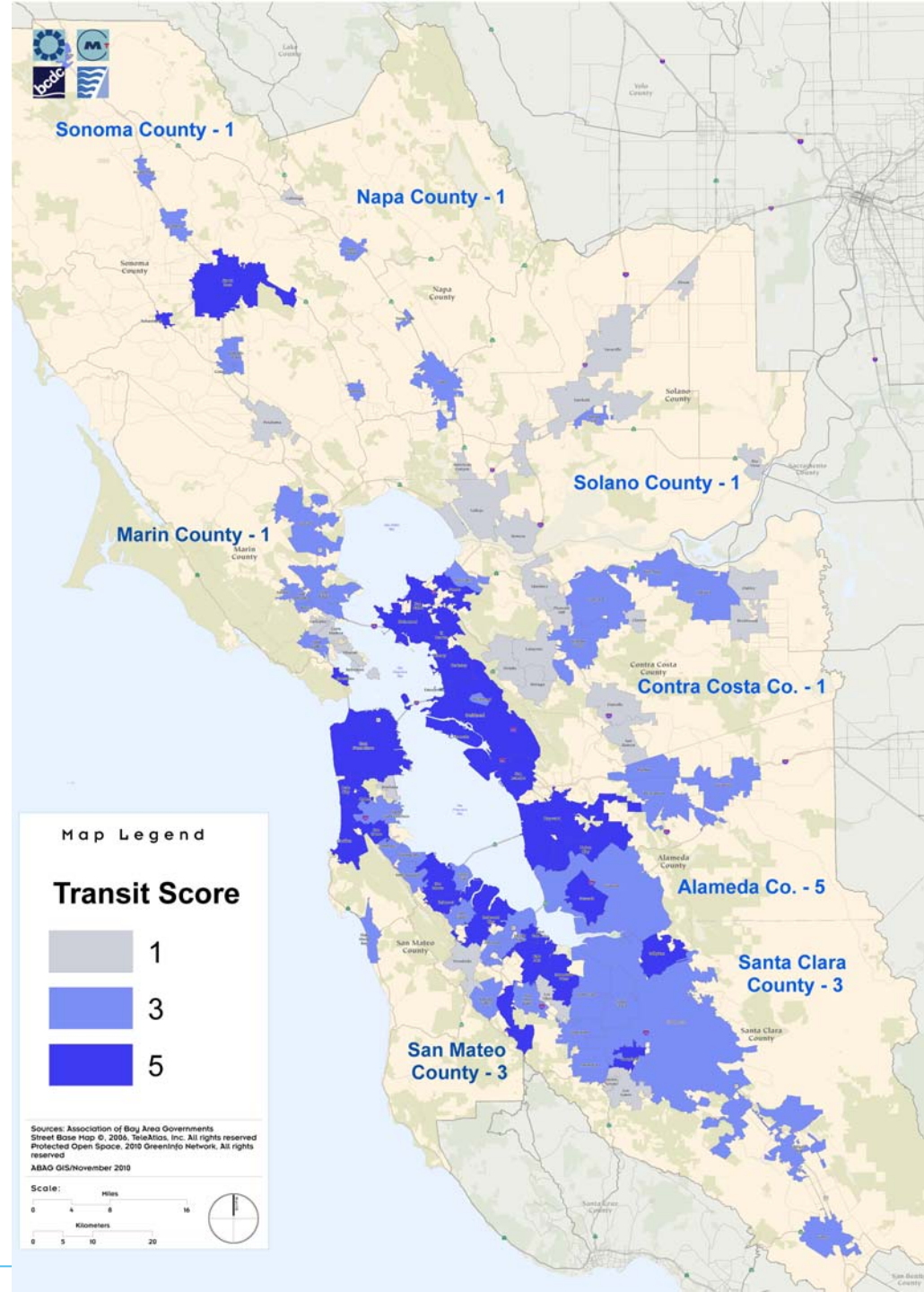


# Fair Share Component

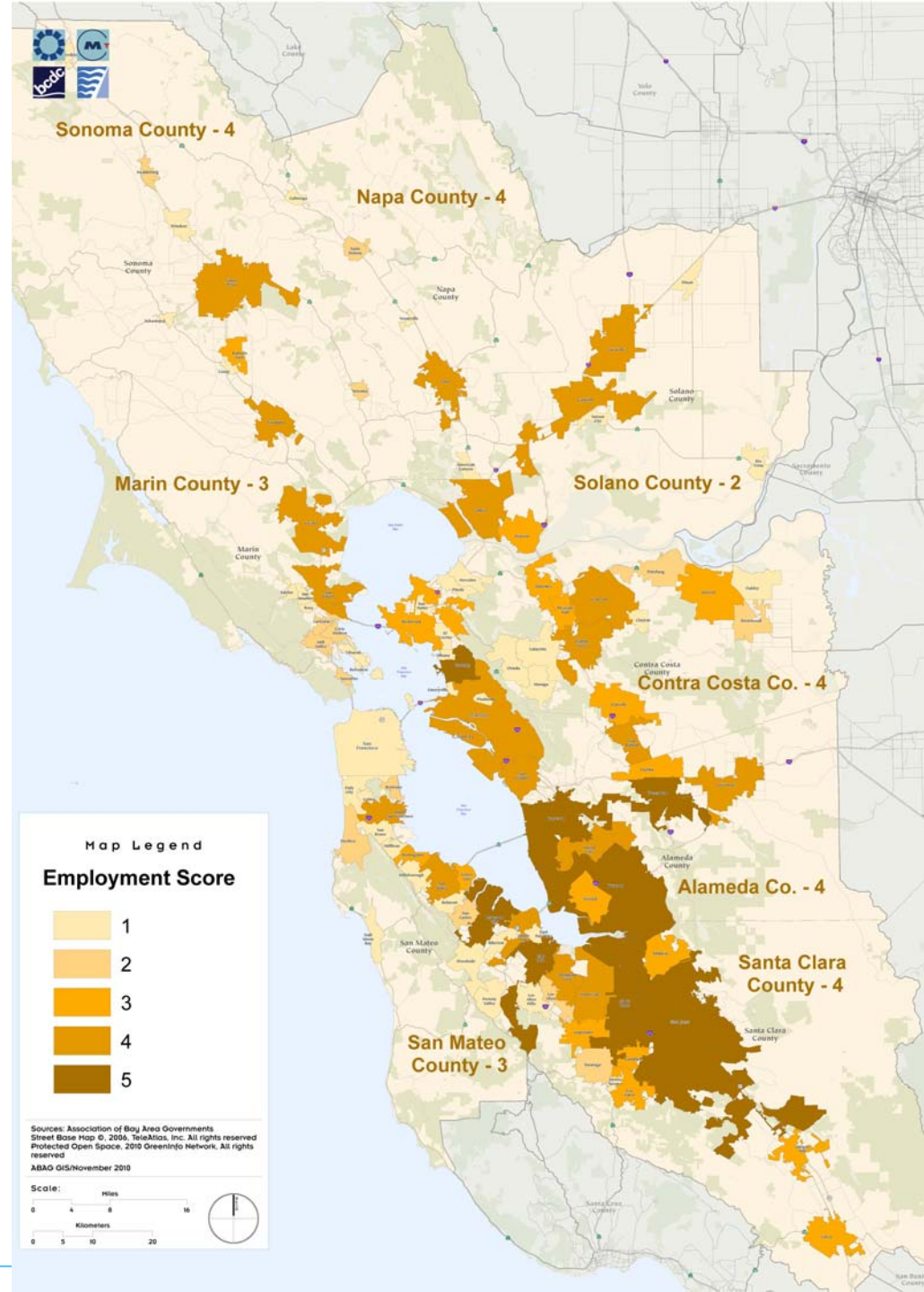
- **Minimum housing floor (40%)**
- **Upper housing threshold (110%)**
- **Increase diversity of housing affordability (175%)**
- **Potential quality of life factors**



# Fair Share Component: Transit

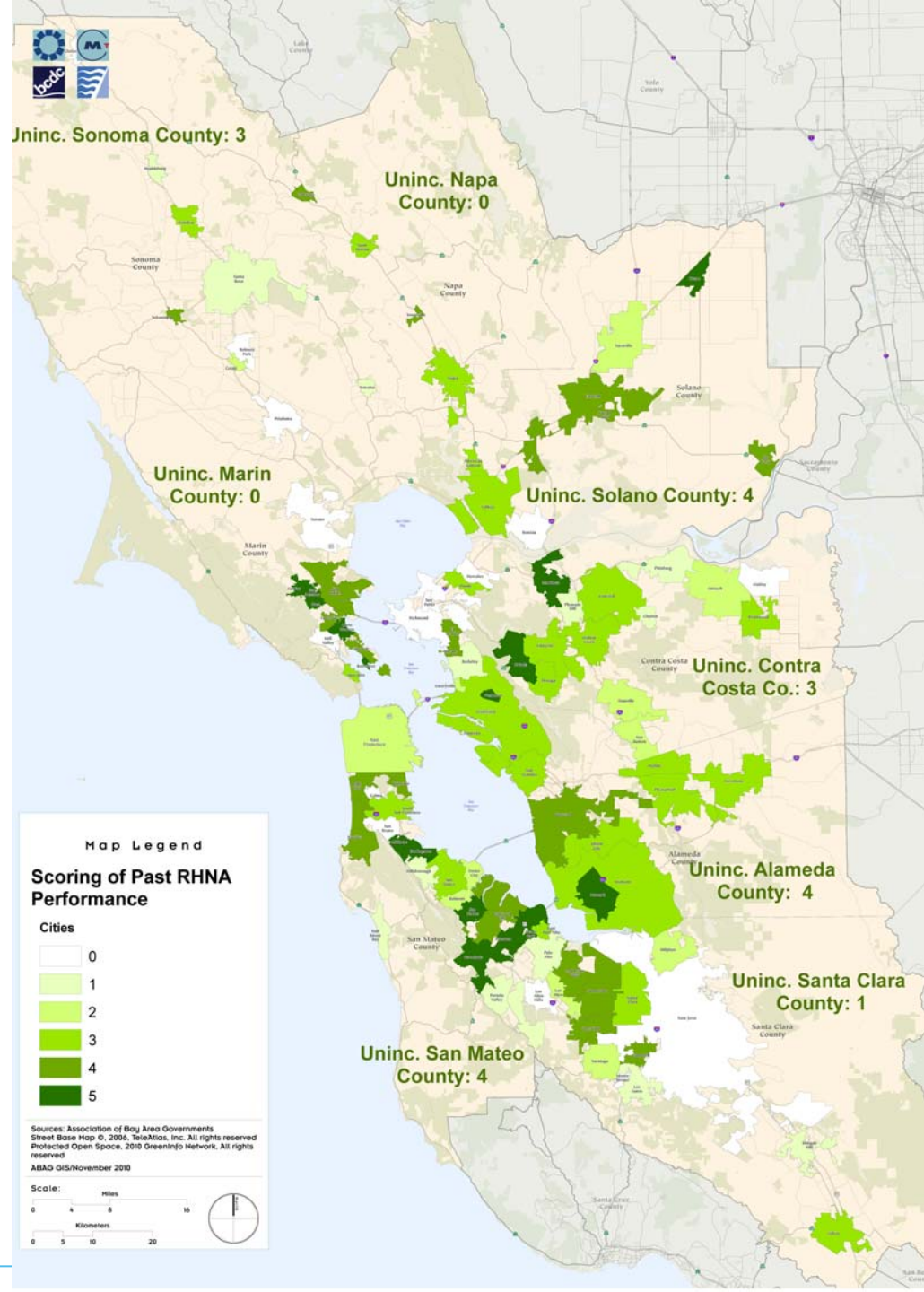


# Fair Share Component: Employment





# Fair Share Component: Past RHNA



# Spheres of Influence

- Allocating units based on growth in a city's Sphere of Influence
- Propose same method as 2007-2014 RHNA, unless change requested by consensus by local governments and respective county
- **Deadline for change requests: September 30, 2011**



# ABAG Board Actions

- **July 21, 2011: Approve RHNA conceptual methodology consistent with the SCS**
- September 2011: Discuss draft methodology
- November 2011: Release draft methodology
- January 2012: Adopt final methodology